



2

Planning Commission Study Session

TO: PLANNING COMMISSION

FROM: NATHAN WILLIAMS, PLANNER II *NW*
480-503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
480-503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: AUGUST 6, 2014

SUBJECT: **Z14-08: REQUEST TO REZONE APPROXIMATELY 31.8 ACRES OF REAL PROPERTY GENERALLY LOCATED SOUTH OF RIGGS ROAD, WEST OF THE RWCD CANAL AND NORTH OF SAN TAN BOULEVARD, FROM APPROXIMATELY 31.8 ACRES OF SINGLE FAMILY - 15 (SF-15) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT OVERLAY ZONING DISTRICT TO SINGLE FAMILY - 10 (SF-10) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.**

S14-08: PURI FARMS: REQUEST TO APPROVE PRELIMINARY PLAT AND OPEN SPACE PLAN FOR 63 HOME LOTS (LOTS 1-63) ON APPROXIMATELY 31.8 ACRES OF REAL PROPERTY GENERALLY LOCATED SOUTH OF RIGGS ROAD, WEST OF THE RWCD CANAL AND NORTH OF SAN TAN BOULEVARD IN THE SINGLE FAMILY RESIDENTIAL - 10 (SF-10) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE:

Community Livability

To allow the development of a 63 lot residential subdivision development compatible with the current surrounding uses.

RECOMMENDED MOTION

NO MOTION REQUESTED

APPLICANT/OWNER

Company: EPS Group
Name: Drew Huseh
Address: 2045 S. Vineyard Ave. Suite 100
Mesa, AZ 85210
Phone: 480-503-2250
Email: drew.huseh@epsgroupinc.com

Company:
Name: Veena & Hari Puri
Address: 3243 E. Wildwood Dr.
Phoenix, AZ 85048
Phone: 510-427-6011
Email: hcpuri@hotmail.com

BACKGROUND/DISCUSSION

History

<i>Date</i>	<i>Action</i>
<i>December 19, 2006</i>	The Town Council adopted Ordinance No. 1880 (A06-66) and annexed approximately 156.5 acres including the subject site into the Town of Gilbert.
<i>March 6, 2007</i>	The Town Council adopted Resolution No. 2749 and Ordinance No. 1917 (GP06-12 and Z06-97) that changed the land use and zoning designations for 68.11 acres for the Reserves at Val Vista I and II, including the 31.8 acre subject site (Reserves at Val Vista II) changing the zoning designation from Maricopa County Rural 43 to Town of Gilbert SF-15 PAD.
<i>March 25, 2008</i>	The preliminary plat for the Reserves at Val Vista II, on the subject site was adopted by the Planning Commission.

Overview

The proposed amendment consists of approximately 31.8 acres in the Single Family-15 (SF-15) PAD zoning district located south of Riggs Road and west of the RWCD canal and north of San Tan Blvd, which was rezoned in 2007 and preliminary plat adopted in 2008 as the Reserves at Val Vista II subdivision. The applicant is now requesting to rezone the subject site from the SF-15 PAD zoning district for 42 residential lots with 20,000 sq. ft. minimum lot area, to the SF-10 PAD zoning district for a residential subdivision consisting of 63 residential lots a minimum of 12,600 sq. ft. in area. The applicant is also requesting some deviations from the conventional SF-10 in the LDC, as noted below in the Site Development Standards Table below.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 0-1 DU/Acre	Single Family Residential 15 (SF-15) PAD	Undeveloped
South	Residential > 1-2 DU/Acre	Single Family-35 (SF-35)	Undeveloped
East	Public Facility/ Institutional (PF/I)	Public Facility/ Institutional (PF/I)	RWCD Canal
West	Residential > 0-1 DU/Acre	Maricopa County Rural 43	Large lot county residential lots
Site	Residential > 1-2 DU/Acre	Single Family-15 (SF-15)	Undeveloped

Site Development Standards:

	Existing SF-15 PAD for Reserves at Val Vista II (Z06-97)	LDC Conventional SF-10	Proposed Development for Puri Farms (Z14-08) SF-10 PAD
Zoning District:	SF-15 PAD	SF-10	SF-10 PAD
Number of Lots/ Density	42 lots (1.32 DU/ Acre)	N/A	63 lots (1.98 DU/ Acre)
Minimum Lot Area (sq. ft.)	20,000 sq. ft.	10,000 sq. ft.	12,600 sq. ft.
Minimum Lot Dimensions (ft.)	120' x 160'	85' x 110'	90' x 140'
Maximum Height (ft.)/Stories	30'/ 2-stories	30'/ 2-stories	30'/ 2-stories
Setbacks:			
Front Yard	30'	25'	25'
Side Yard	10'/20'	10'/10'	10'/10'
Rear Yard	30'	30'	30'
Lot Coverage	35% single story 35% two/ three-story	45% single story 40% two/ three-story	45% single story 40% two/ three-story

** Modified internal street cross-section requested – 33' back of curb public ROW, with 8.5' landscape/ sidewalk easement and 8' PUE.*

CONFORMANCE WITH GENERAL PLAN

The proposed development will remain under the density threshold of 1-2 DU/acre with 63 lots on 31.8 acres for a density of 1.98 DU/ Acre, in conformance and implements the General Plan since it:

- Would help to create a neighborhood with an identity that complements Gilbert's heritage.
- Provides a suitable development and land use density adjacent to large lot residential lots and the existing RWCD canal.
- Makes use of a site that has limited access and not located on an arterial street frontage.

REZONING

The rezoning proposes to develop a residential subdivision that still offers large lots compatible with the land use designation on the subject site and the surrounding parcels. The most significant change being requested is the combination of increasing the maximum number of lots on the 31.8 acre subject site from 42 lots to now be 63 lots as well as reducing the minimum lot sizes from 20,000 sq. ft. minimum to now be 12,600 sq. ft. minimum lots. The deviations from the Single Family-10 (SF-10) zoning district requested (see Site Development Standards Table) would likely be acceptable to staff, however staff is requesting additional information as to the need for any deviations from the conventional SF-10 development standards of the LDC.

The main access to the subject site would be via the 156th Street alignment which will fully-improved by the developer from Riggs Road to the northern portion of subject site, in accordance with the required street detail of the Town of Gilbert Engineering and Traffic Engineering Divisions. The 156th Street improvements will incorporate access points to maintain the access for the existing large lot residential homes located north and east of the Puri Farms site which are accessed from the existing 156th Street. The proposed Development Plan for Puri Farms will utilize two (2) access points in total with a secondary/ emergency access point anticipated to be provided to the south, across an RWCD easement into future residential development (The Reserves at Val Vista, Z14-13). This was also the original design of the Reserves at Val Vista I and II. However, the overall development is now being applied for as separate projects with the 45 acre Reserves at Val Vista piece (Z14-13, formerly The Reserves at Val Vista I) and the 31.8 acre Puri Farms piece (formerly The Reserves at Val Vista II).

Open space areas are located throughout the 31.8 acre site, predominantly on the perimeter and through the center of the site to provide both buffering to surrounding large lot residential and a great deal of active open space. There are two main active open space areas located on the north central portion and south western portion of the site, with community amenities include tot-lot, ramada, and basketball/ sport court that draw people and promote interaction as well as an extensive trail system on the site. The main active open space areas connected with trails and walkways that also tie into the required 10' wide decomposed granite trail located along the RWCD canal and will tie into the future trail improvements as other residential communities develop, notably the Reserves at Val Vista development to the south.

Staff requests input from the Planning Commission on the Development Plan for the Puri Farms PAD and the request to increase to 63 residential lots with an overall site land use density of 1.98 DU/ Acre for the subject site.

DEVELOPMENT COMMENTS FOR Z14-08

- The main access to the subject site would be via an existing 40' ROW for 156th Street, approximately a 1265' length from Riggs Road south to the 31.8 acre subject site for Puri Farms. The existing 156th Street ROW is located between the undeveloped RWCD parcel to the east and existing large lot residential county parcels to the west. The applicant will be required to fully improve 156th Street to Riggs Road to the design standards of the Town of Gilbert Engineering Department as well as the coordinating the access points with the existing property owners on the western side of the 156th Street.

- Secondary/ emergency access is anticipated to be provided to the south, across an RWCD easement into an anticipated future residential development to the south. This was also the original design of the Reserves at Val Vista I and II. However, now the overall development is being applied for separately with the 31.8 acre Puri Farms piece (formerly The Reserves at Val Vista II) and the 45 acre Reserves at Val Vista piece (formerly The Reserves at Val Vista I). The applicant is coordinating with RWCD to ensure that the secondary access can be provided to the south. The applicant is also coordinating with the recently submitted Z14-13, Reserves at Val Vista proposed development on the 45 acre parcel to the south of the Puri Farms parcel. In the unlikely occurrence that the applicant is unable to coordinate cross access to the south across the RWCD easement then all of the homes of the potential subdivision would be required to be fire sprinkled to comply with fire safety requirements.
- Staff believes that the overall site design that is a part of the proposed Puri Farms PAD and the increase of residential lots from 42 to 63 is suitable for the subject site.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. These waivers are located in the case file.

STAFF REQUEST

Staff requests Planning Commission input.

Respectfully submitted,



Nathan Williams
Planner II

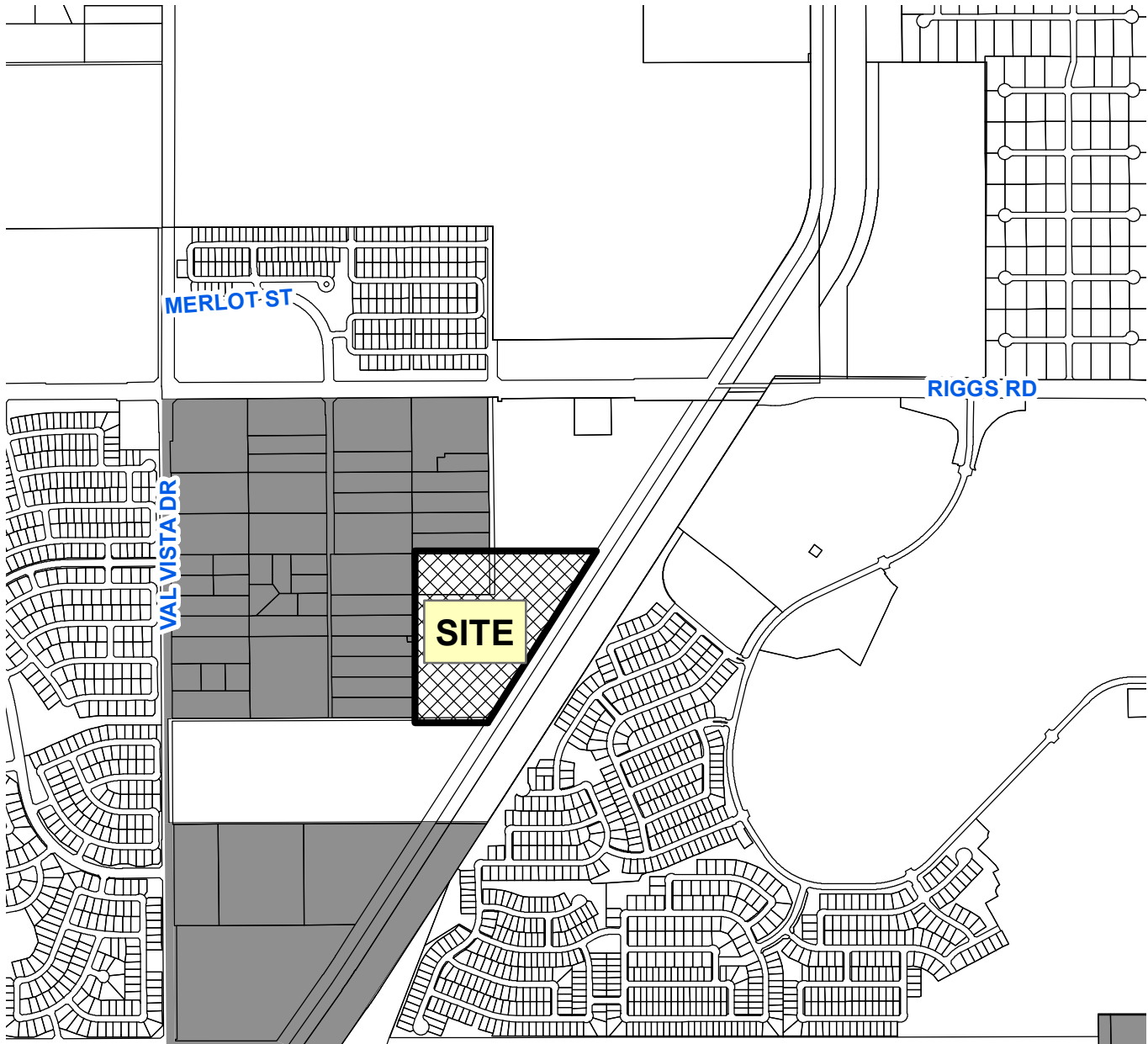
Attachments:

1. Vicinity Map
2. Aerial
3. Zoning Exhibit
4. Development Plan Exhibit
5. Preliminary Plat Exhibits (3 pages)
6. Open Space Plan Exhibits (9 pages)
7. Project Narrative (7 pages)
8. Past Development Plan for The Reserves at Val Vista II

Z14-08

Vicinity Map

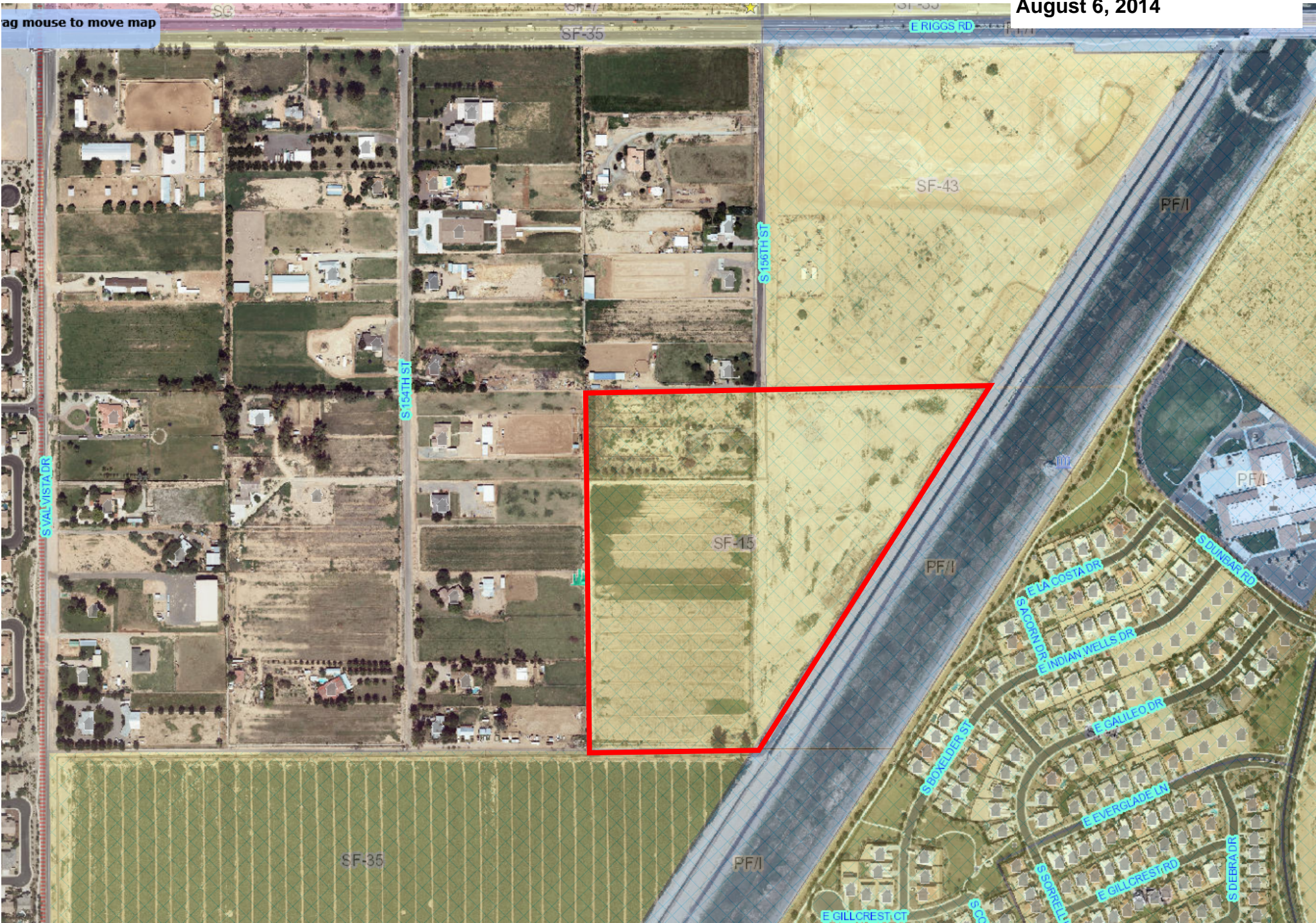
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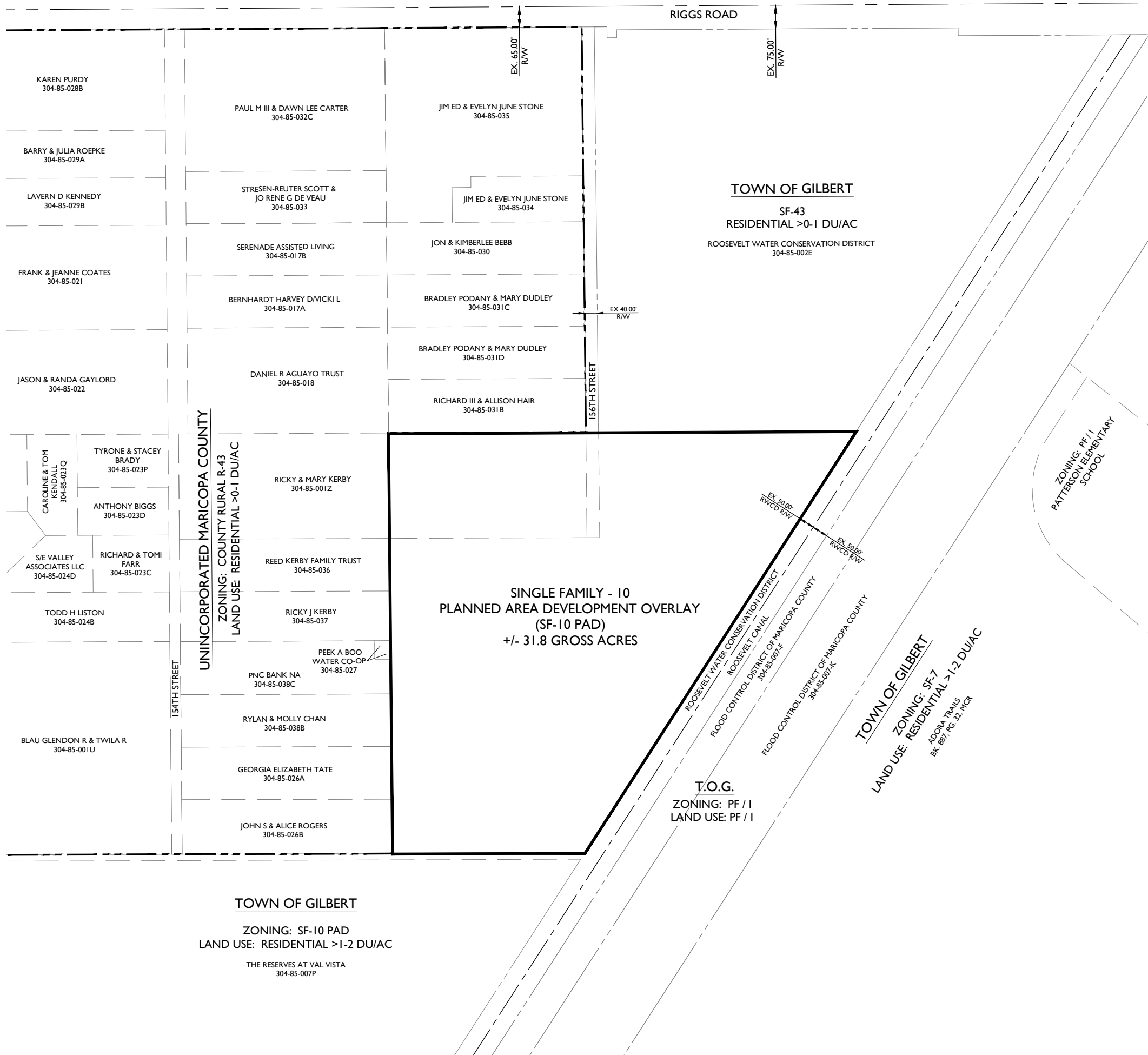


□ TOWN OF GILBERT
■ MARICOPA COUNTY ISLAND

0 490 980 1,960 Feet



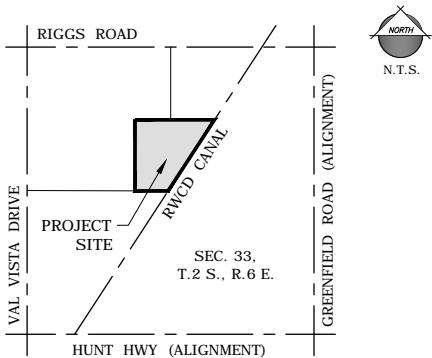




ZONING EXHIBIT FOR PURI FARMS

A PORTION OF THE NORTH HALF, SECTION 33, T.2
S., R.6 E., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

VICINITY MAP

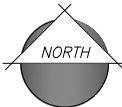


PROJECT TEAM

PROPERTY OWNER DR. HARI PURI 3243 E. WILDWOOD DRIVE PHOENIX, AZ 85048 TEL: (510)-427-6011 CONTACT: DR. HARI PURI	CONSULTANT: EPS GROUP, INC. 2045 S. VINEYARD, SUITE 101 MESA, AZ 85210 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: DREW HUSETH, AICP
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PROJECT DATA

A.P.N. CURRENT LAND USE: EXISTING GENERAL PLAN: EXISTING ZONING: PROPOSED ZONING: GROSS AREA:	304-85-011E; 001Q VACANT / UNDEVELOPED RESIDENTIAL > 1 - 2 DU/AC SINGLE FAMILY-15 PAD (SF-15 PAD) SINGLE FAMILY-10 PAD (SF-10 PAD) +/- 31.8 ACRES
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Z14-08 / S14-08
Attachment 3: Zoning Exhibit
August 6, 2014

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480-503-2250 | F:480-503-2258
www.epsgroupinc.com

Project:

PURI FARMS
Gilbert, AZ

ZONING EXHIBIT

Revisions:

Call at least two full working days before you begin construction.

One Call for all utilities (800-480-4811)
In Maricopa County: (602)255-1100

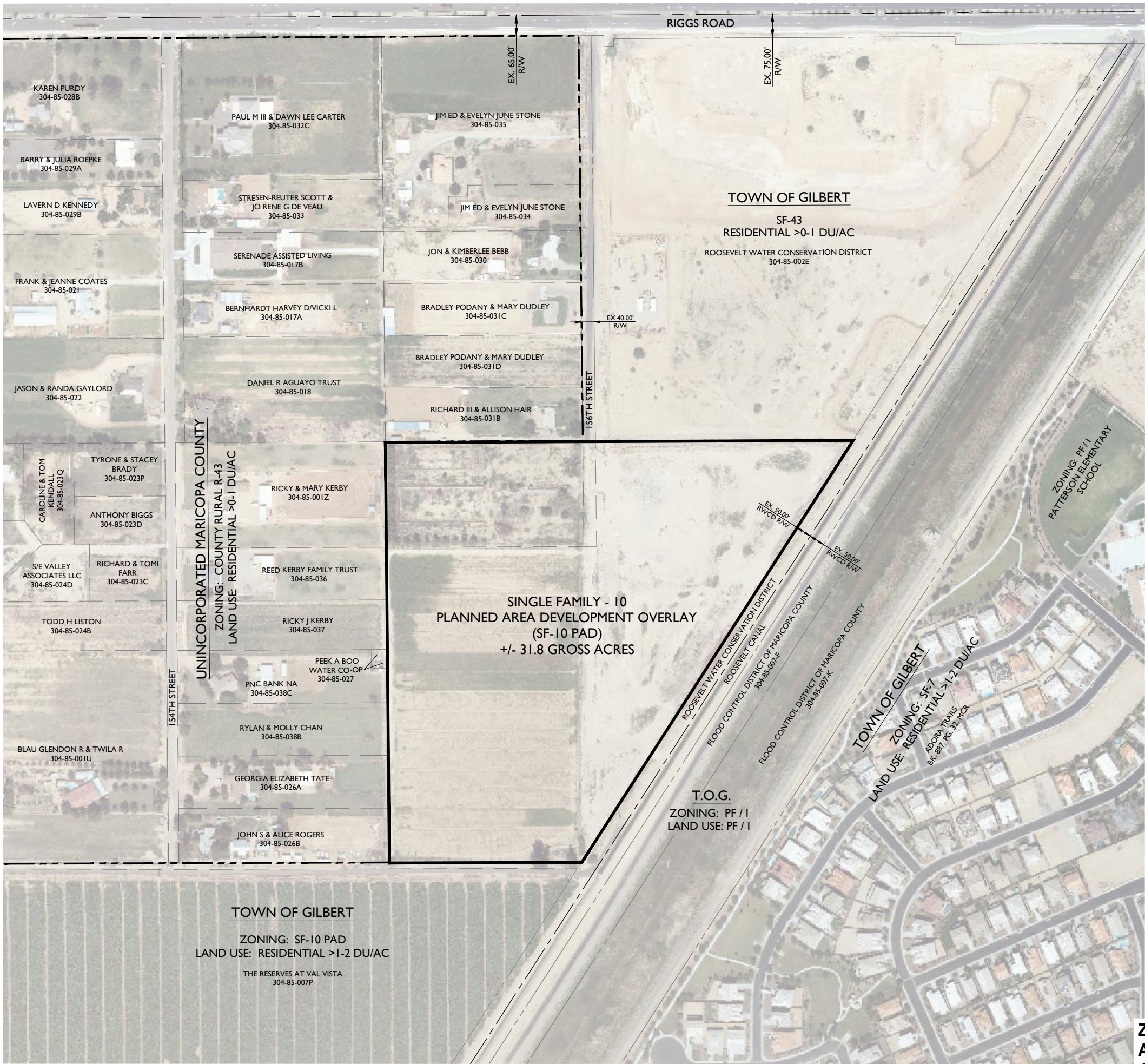
Designer: APH
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

Job No.
14-100

Z

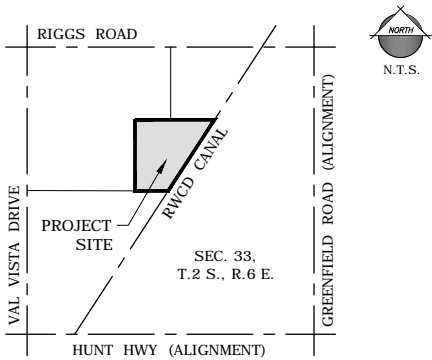
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ZONING EXHIBIT FOR PURI FARMS

A PORTION OF THE NORTH HALF, SECTION 33, T.2
S., R.6 E., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

VICINITY MAP

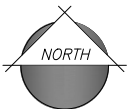


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PROJECT DATA

A.P.N.	304-85-011E; 001Q
CURRENT LAND USE:	VACANT / UNDEVELOPED
EXISTING GENERAL PLAN:	RESIDENTIAL > 1 - 2 DU/AC
EXISTING ZONING:	SINGLE FAMILY-15 PAD (SF-15 PAD)
PROPOSED ZONING:	SINGLE FAMILY-10 PAD (SF-10 PAD)
GROSS AREA:	+/- 31.8 ACRES



Z14-08 / S14-08
Attachment 4: Development Plan Exhibit
August 6, 2014

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480-503-2250 | F:480-503-2258
www.epsgroupinc.com

EPS
GROUP

Project:

PURI FARMS
Gilbert, AZ

ZONING EXHIBIT

Revisions:

No.	Description	Date
1	1ST SUBMITTAL	JUNE 26, 2014

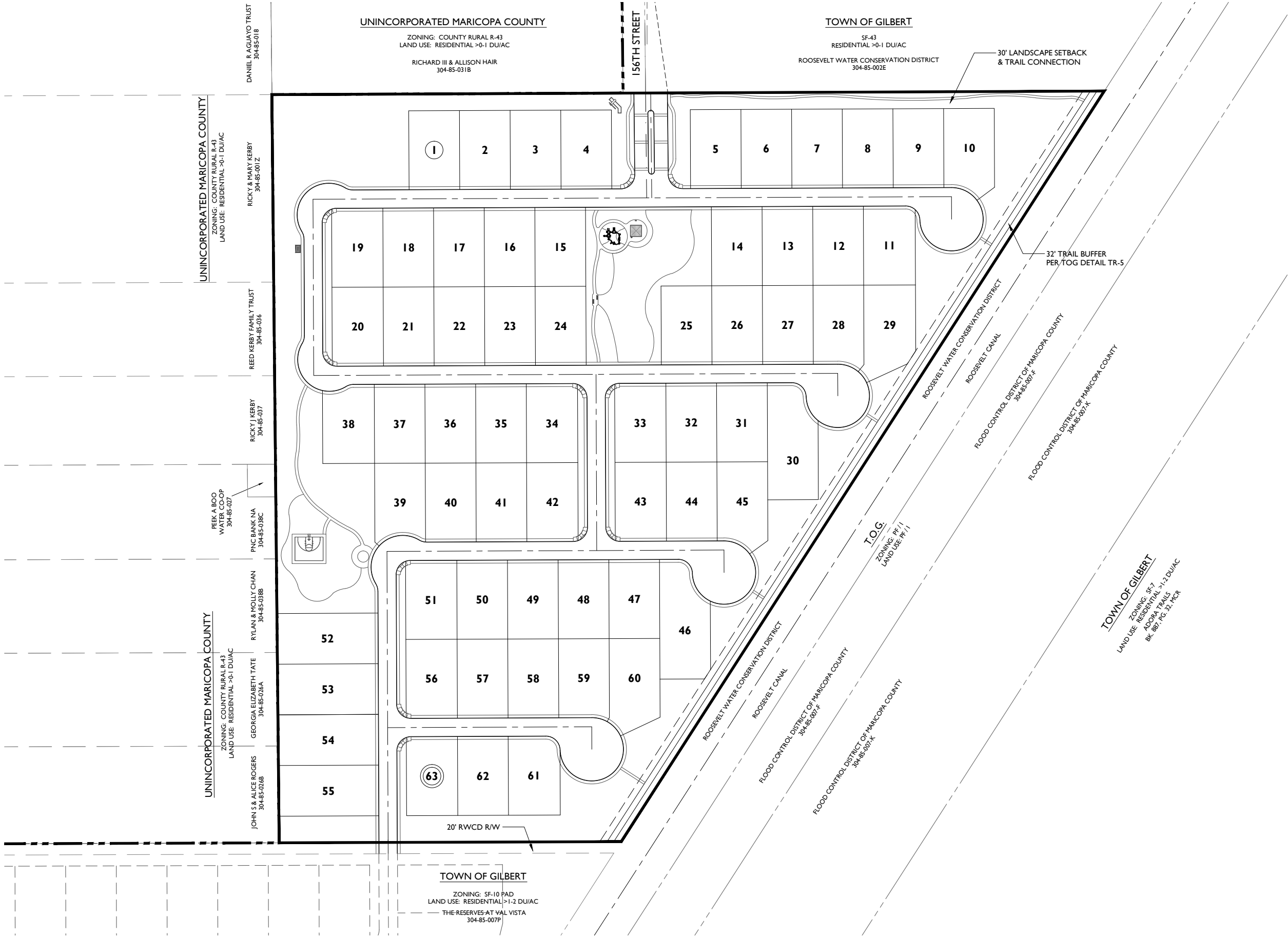
Call at least two full working days before you begin construction.
ARIZONA
STATE OF ARIZONA
In Maricopa County, 002255-1103

Designer: APH
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

Job No.
14-100
Z

Sheet No.
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of 1



VICINITY MAP

VAL VISTA DRIVE
RIGGS ROAD
156TH ST
PROJECT SITE
HUNT HWY (ALIGNMENT)
GREENFIELD ROAD (ALIGNMENT)
SEC. 33, T.2 S., R.6 E.
N.T.S.

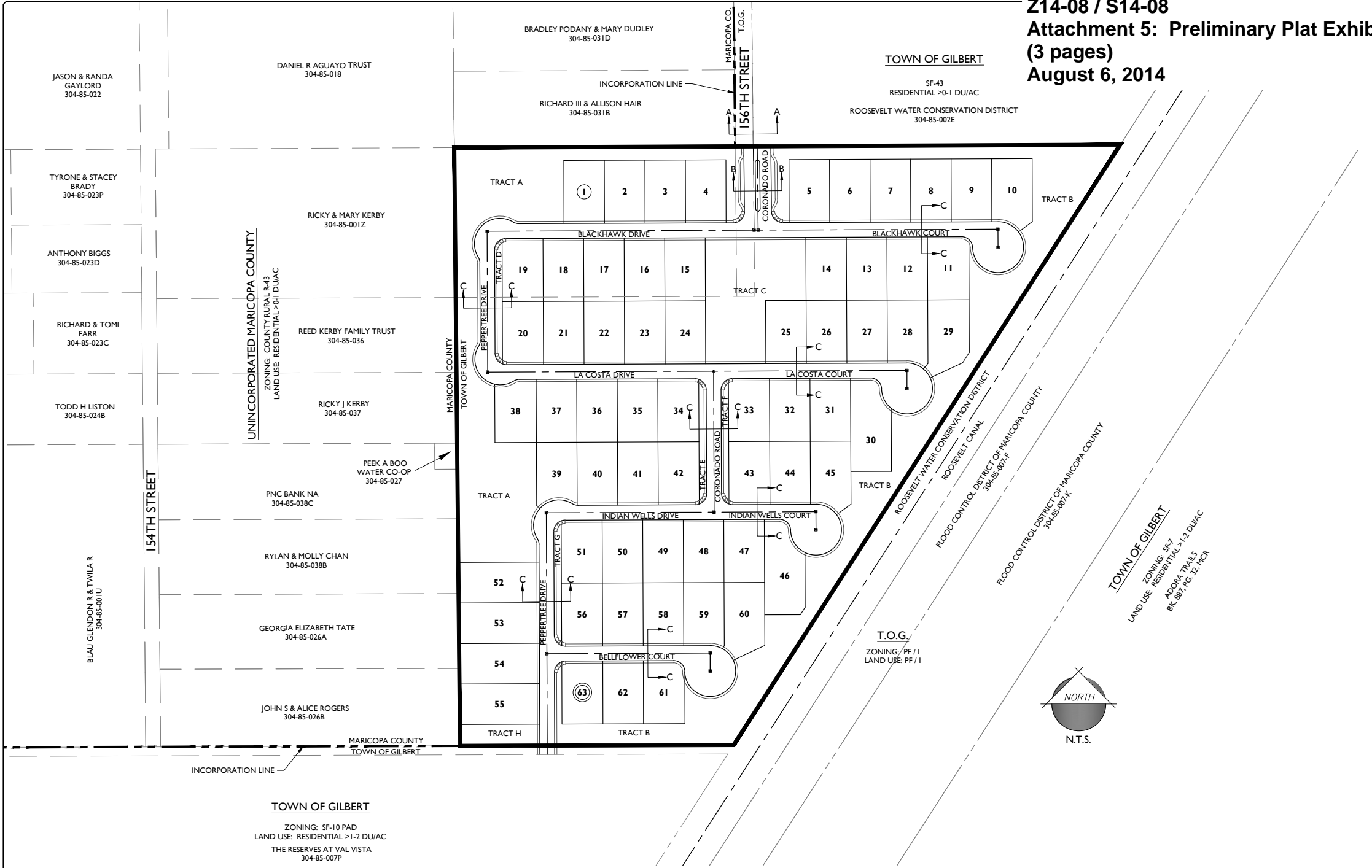
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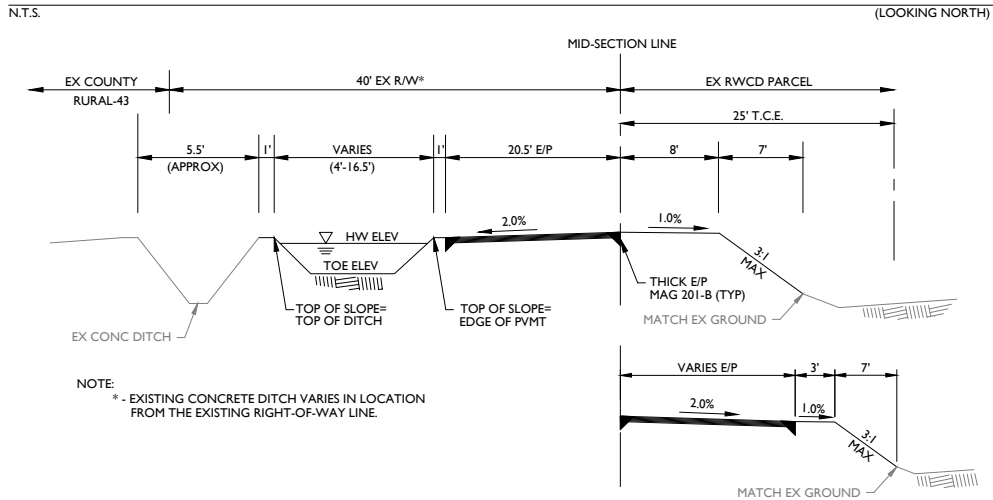
PROJECT DATA

A.P.N.	304-85-011E; 001Q
CURRENT LAND USE:	VACANT / UNDEVELOPED
EXISTING GENERAL PLAN:	RESIDENTIAL > 1 - 2 DU/AC
EXISTING ZONING:	SINGLE FAMILY-15 PAD (SF-15 PAD)
PROPOSED ZONING:	SINGLE FAMILY-10 PAD (SF-10 PAD)
GROSS AREA:	+/- 31.8 ACRES
LOT SIZE:	90x140
NO. OF LOTS:	63 LOTS
GROSS DENSITY:	1.98 DU/AC
INTERNAL STREET:	33' B/C to B/C

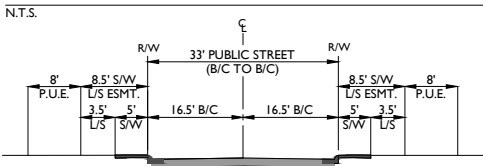
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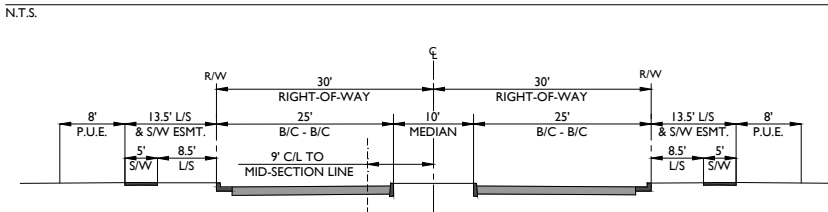
156TH STREET - SECTION A-A



PUBLIC STREET - SECTION C-C



ENTRY BOULEVARD - SECTION B-B



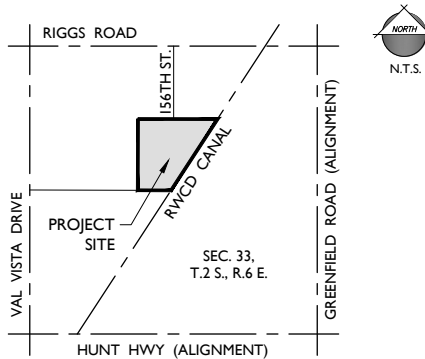
TRACT TABLE

TRACT	USE	AREA
A	LANDSCAPE / RETENTION / AMENITY	3.07 AC
B	LANDSCAPE / RETENTION / AMENITY	3.85 AC
C	LANDSCAPE / RETENTION / AMENITY	1.15 AC
D	LANDSCAPE / RETENTION / AMENITY	0.10 AC
E	LANDSCAPE / RETENTION / AMENITY	0.10 AC
F	LANDSCAPE / RETENTION / AMENITY	0.10 AC
G	LANDSCAPE / RETENTION / AMENITY	0.10 AC
H	LANDSCAPE / RETENTION / RWCD ESMT.	0.19 AC
TOTAL		8.66 AC

PRELIMINARY PLAT
FOR
PURI FARMS

A PORTION OF THE NORTH HALF, SECTION 33,
T.2 S., R.6 E., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

PROPERTY OWNER: DR. HARI PURI 3243 E. WILDWOOD DRIVE PHOENIX, AZ 85048 TEL: (510)-427-6011 CONTACT: DR. HARI PURI	CONSULTANT: EPS GROUP, INC. 2045 S. VINEYARD, SUITE 101 MESA, AZ 85210 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: DREW HUSETH, AICP
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PROJECT DATA

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GROSS AREA:	+/- 31.8 ACRES
NO. OF LOTS: LOT SIZES: GROSS DENSITY:	63 90' x 140' 1.98 DU/AC
OPEN SPACE: OPEN SPACE (GROSS):	8.66 AC. +/- 27.23%

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL PUBLIC STREETS WILL BE CONSTRUCTED TO TOWN OF GILBERT MINIMUM STANDARDS AS MODIFIED HEREIN.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
- A LOOPED WATER SYSTEM WEST TO VAL VISTA DRIVE WILL BE REQUIRED. TO DO THIS, A 12" WATER LINE EXTENSION SOUTH FROM RIGGS ROAD WILL BE REQUIRED. IF CONSTRUCTION OF THIS DEVELOPMENT AND THE ADJACENT PROPOSED RESERVES AT VAL VISTA DEVELOPMENT CANNOT PROCEED AT THE SAME TIME, WHICHEVER DEVELOPMENT IS CONSTRUCTED FIRST WILL BE REQUIRED TO PROVIDE A LOOPED WATER SYSTEM.

DEVELOPMENT STANDARDS

THIS DEVELOPMENT SHALL CONFORM TO THE TOWN OF GILBERT DEVELOPMENT STANDARDS FOR THE SINGLE FAMILY-10 (SF-10) ZONING DISTRICT. LAND DEVELOPMENT CODE, CHAPTER 1, ARTICLE 2.1

UTILITIES

WATER SEWER GAS ELECTRIC TELEPHONE REFUSE CABLE TV	TOWN OF GILBERT SOUTHWEST GAS SALT RIVER PROJECT (SRP) CENTURYLINK / COX COMM. TOWN OF GILBERT CENTURYLINK / COX COMM.
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BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33, T. 2 S., R. 6 E.
ASSUMED BEARING: N 00°24'34" W

BENCHMARK

C.O.C. BC AT WEST QUARTER SECTION 33, TOWN 2 SOUTH, RANGE 6 EAST
ELEVATION = 1,284.63' (TOG DATUM)

2045 S. Vineyard Ave., Suite 101
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com



PURI FARMS
Gilbert, AZ

COVER SHEET

Project:

Revisions:

JUNE 30, 2014 - 1ST SUBMITTAL



Designer: APH
Drawn by: DCH

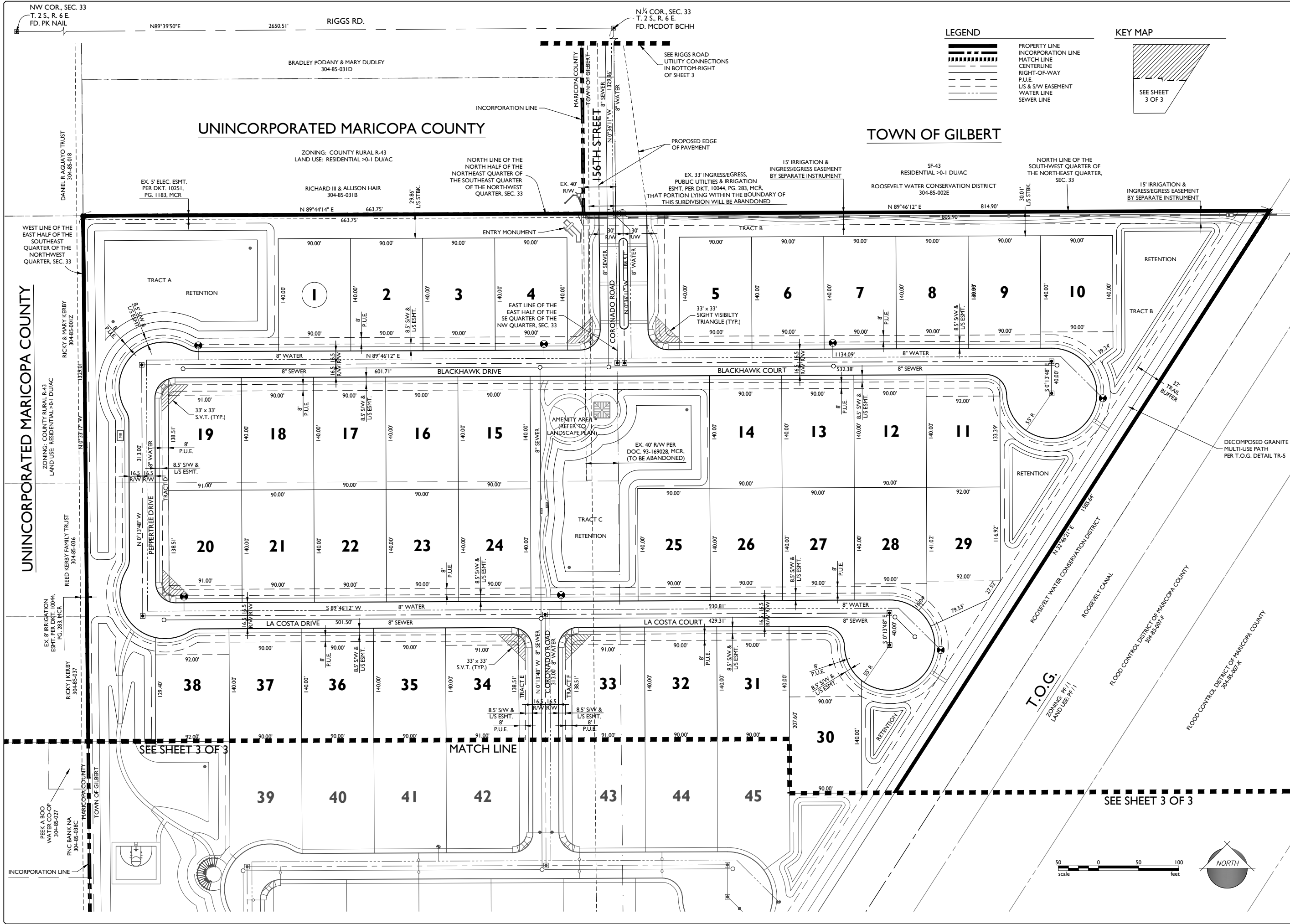


Expires: 6/30/2015

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14-100

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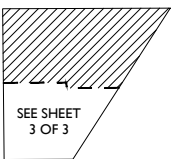


LEGEND



PROPERTY LINE
INCORPORATION LINE
MATCH LINE
CENTERLINE
RIGHT-OF-WAY
P.U.E.
L/S & S/W EASEMENT
WATER LINE
SEWER LINE

KEY MAP



14-100

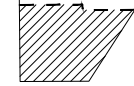
Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	12600.00	11	12844.93	21	12600.00	31	12600.00	41	12600.00	51	12735.83	61	12745.37
2	12600.00	12	12600.00	22	12600.00	32	12600.00	42	12735.83	52	16119.81	62	12600.00
3	12600.00	13	12600.00	23	12600.00	33	12735.83	43	12735.83	53	16073.88	63	12735.83
4	12600.00	14	12600.00	24	12600.00	34	12735.83	44	12600.00	54	16027.96	TOTAL AREA 822,489.50 SQ. FT.	
5	12600.00	15	12600.00	25	12600.00	35	12600.00	45	13296.35	55	15982.03		
6	12600.00	16	12600.00	26	12600.00	36	12600.00	46	16972.55	56	12735.83		
7	12600.00	17	12600.00	27	12600.00	37	12600.00	47	12600.00	57	12600.00		
8	12600.00	18	12600.00	28	12826.66	38	12445.43	48	12600.00	58	12600.00		
9	12600.00	19	12735.83	29	14152.50	39	12071.62	49	12600.00	59	12678.22		
10	13285.67	20	12735.83	30	17401.92	40	12599.95	50	12600.00	60	14142.18		

LEGEND

PROPERTY LINE
INCORPORATION LINE
MATCH LINE
CENTERLINE
RIGHT-OF-WAY
P.U.E.
L/S & S/W EASEMENT
WATER LINE
SEWER LINE

KEY MAP

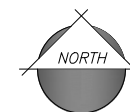
SEE SHEET
2 OF 3



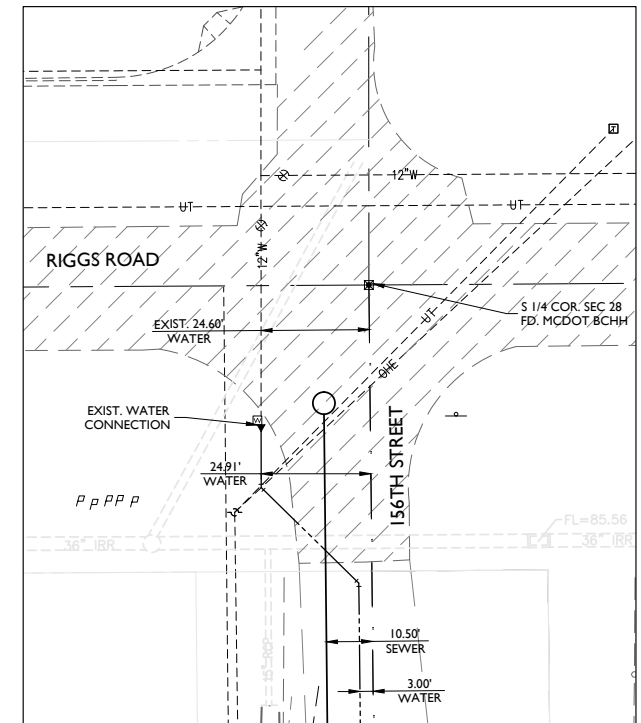
UNINCORPORATED MARICOPA COUNTY

TOWN OF GILBERT


ZONING: SF-10 PAD
LAND USE: RESIDENTIAL >1-2 DU/AC
THE RESERVES AT VAL VISTA
304-85-007P



RIGGS ROAD UTILITY CONNECTIONS



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



PURI FARMS
Gilbert, AZ

PRELIMINARY PLAT

Project:

Revisions:

JUNE 30, 2014 - 1ST SUBMITTAL

Call at least two full working days
before you begin excavation.

ARIZONA 811

Dial 8-1-1 or 1-800-STAKE-IT (782-8348)
In Maricopa County: (602)263-1100

Designer: APH
Drawn by: DCH



Expires 6/30/2015

14-100

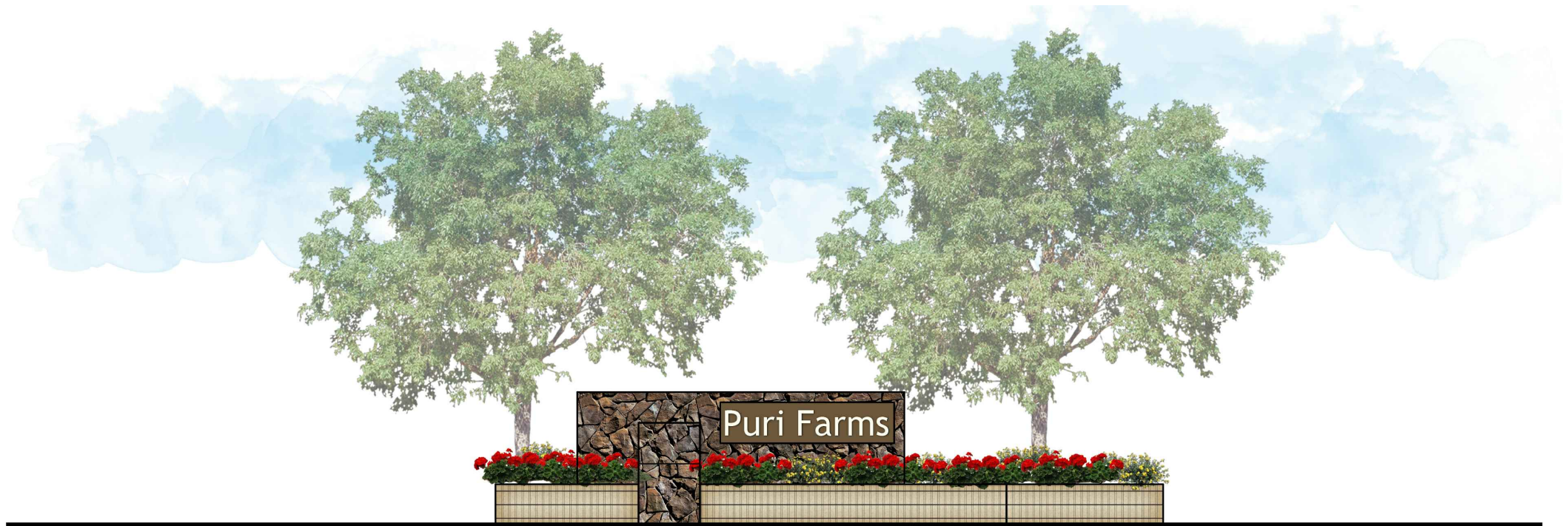
PP02

Sheet No.

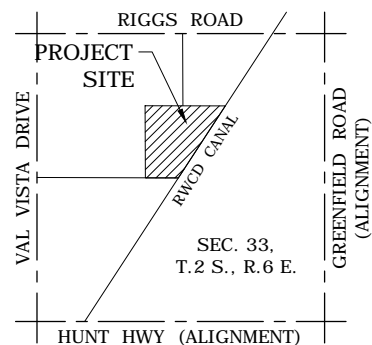
3
of 3

PURI FARMS

GILBERT, ARIZONA



VICINITY MAP



Preliminary Landscape Design Package

Submitted: June 30, 2014

PROJECT TEAM

OWNER:

DR. HARI PURI

3243 E. WILDWOOD DRIVE

PHOENIX, AZ 85048

TEL: (510)-427-6011

CONTACT: DR. HARI PURI

LANDSCAPE ARCHITECT:

EPS GROUP, INC.

2045 S. VINEYARD, SUITE 101

MESA, AZ 85210

TEL: (480) 503-2250

FAX: (480) 503-2258

CONTACT: ALIZA SABIN, RLA, LEED AP

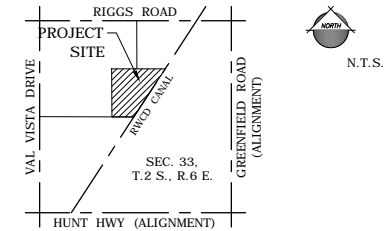




KEYNOTES

- 1 PRIMARY ENTRY MONUMENTATION
- 2 THEMATIC STREETSCAPE
- 3 4' COMPACTED DECOMPOSED GRANITE TRAIL (TOTAL: 855 LF)
- 4 10' DECOMPOSED GRANITE TRAIL (TOTAL: 1,586 LF)
- 5 TOT LOT
- 6 RAMADA WITH PICNIC TABLE, BIKE RACK & TRASH RECEPTACLE
- 7 PERGOLA SHADE STRUCTURE WITH BENCH
- 8 HALF BASKETBALL COURT
- 9 TURF
- 10 DECORATIVE PAVING
- 11 CONCRETE SIDEWALK

VICINITY MAP



PROJECT DATA

A.P.N. 304-85-011E; 001Q
CURRENT LAND USE: VACANT / UNDEVELOPED
EXISTING GENERAL PLAN: RESIDENTIAL > 1 - 2 DU/AC
EXISTING ZONING: SINGLE FAMILY-15 PAD (SF-35 PAD)
PROPOSED ZONING: SINGLE FAMILY-10 PAD (SF-10 PAD)

GROSS AREA: +/- 31.8 ACRES
LOT SIZE: 90'x140'
NO. OF LOTS: 63 LOTS
GROSS DENSITY: 1.98 DU/AC
OPEN SPACE AREA: 8.69 AC (+/- 27.33%)
TURF AREA: 0.84 AC / 36,590 SF (+/- 9.7%)

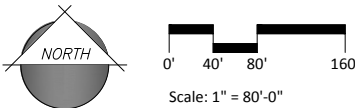
PLANT LEGEND

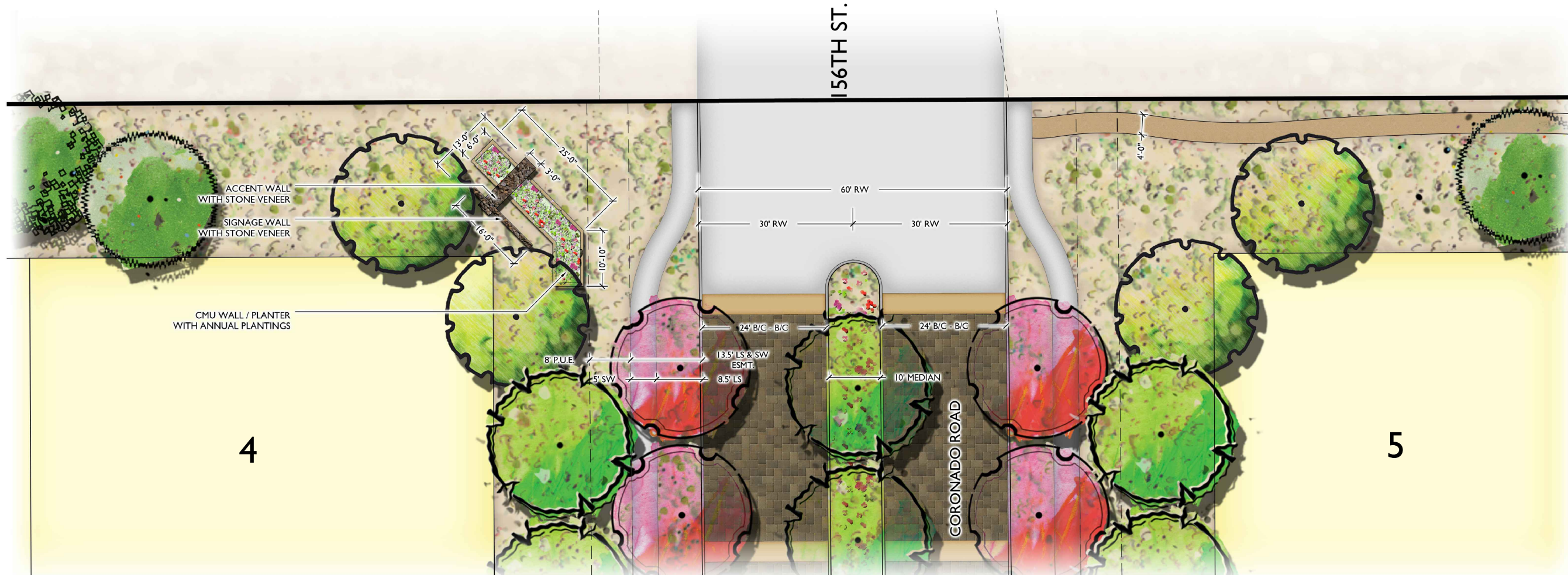
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia farnesiana 'Sierra Sweet'	Podless Sweet Acacia	24" Box/2"Cal.
	Acacia salicina	Willow Acacia	24" Box/2"Cal.
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box/2"Cal.
	Dalbergia sissoo	Sissoo	24" Box
	Fraxinus velutina	Arizona Ash	24" Box
	Olea europaea 'Swan Hill'	'Swan Hill' Olive	24" Box
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box/2"Cal.
	Pistacia chinensis	Chinese Pistache	24" Box/2"Cal.
	Quercus virginiana	Cathedral Live Oak	24" Box
	Sophora secundiflora	Texas Mountain Laurel	36" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS		COMMON NAME	SIZE
	Agave americana	Century Plant	5 Gal
	Aloe hybrid 'Blue Elf'	Blue Elf Aloe	5 Gal
	Bougainvillea species	Bougainvillea	5 Gal
	Caesalpinia gilliesii	Yellow Bird of Paradise	5 Gal
	Dasyliroton wheeleri	Desert Spoon	5 Gal
	Dodonea viscosa	Hopbush	5 Gal
	Eremophila maculata 'Valentine'	'Valentine' Emu Bush	5 Gal
	Eremophila x Summertime Blue	'Summertime Blue' Emu Bush	5 Gal
	Euphorbia rigida	Gopher Plan	5 Gal
	Hesperaloe funifera	Giant Hesperaloe	1 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	1 Gal
	Justicia spicigera	Mexican Honeysuckle	5 Gal
	Leucophyllum langmaniae 'Lynn's Legacy'	Lynn's Legacy Sage	5 Gal
	Leucophyllum zygophyllum 'Cimarron'	Cimarron Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	Nerium oleander 'Petite Pink'	Petite Pink Oleander	5 Gal
	Penstemon eatoni	Firecracker Penstemon	1 Gal
	Penstemon parryi	Parry's Penstemon	1 Gal
	Ruellia peninsularis	Desert Ruellia	5 Gal
	Salvia greggii	Autumn Sage	5 Gal
	Senna nemophila	Desert Cassia	5 Gal
	Tecoma stans 'Gold Star'	Yellow Bells	5 Gal
	Tecoma x 'Orange Jubilee'	Orange Jubilee	5 Gal
	Yucca pallida	Pale Leaf Yucca	1 Gal

GROUNDCOVERS		COMMON NAME	SIZE
	Acacia redolens 'Desert Carpet'	Prostrate Acacia	1 Gal
	Baccharis hybrid 'Starn'	Thompson Baccharis	1 Gal
	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Dalea greggii	Trailing Indigo Bush	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Lantana montevidensis	Purple Trailing Lantana	1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Prostrate Rosemary	1 Gal
	Ruellia brittoniana 'Katie'	Katie Ruellia	1 Gal

TURF		
	Cynodon dactylon 'Tifway 419'	Tifway 419 Sod
	Vegetative Groundcover with 5/8" Screened Decomposed Granite Table Mesa Brown or Equal, 2" Depth Min.	

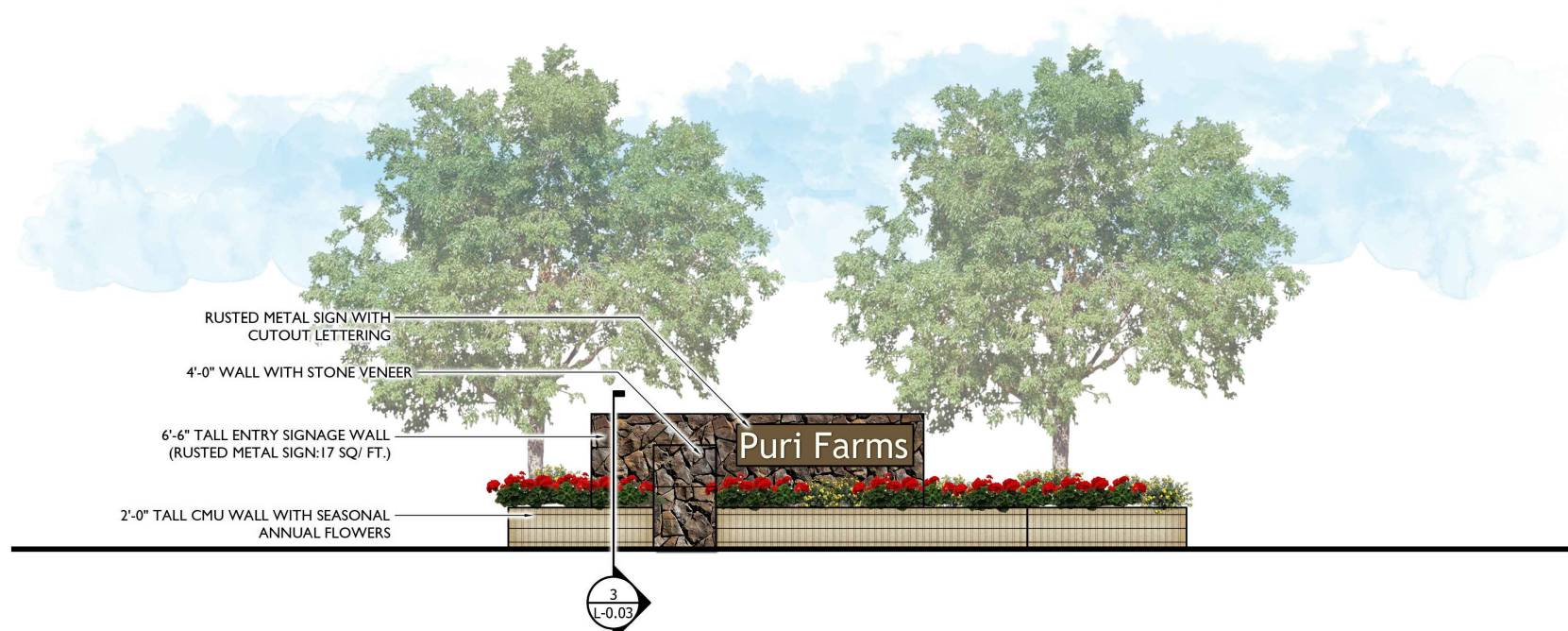




1

CONCEPTUAL ENTRY MONUMENTATION PLAN

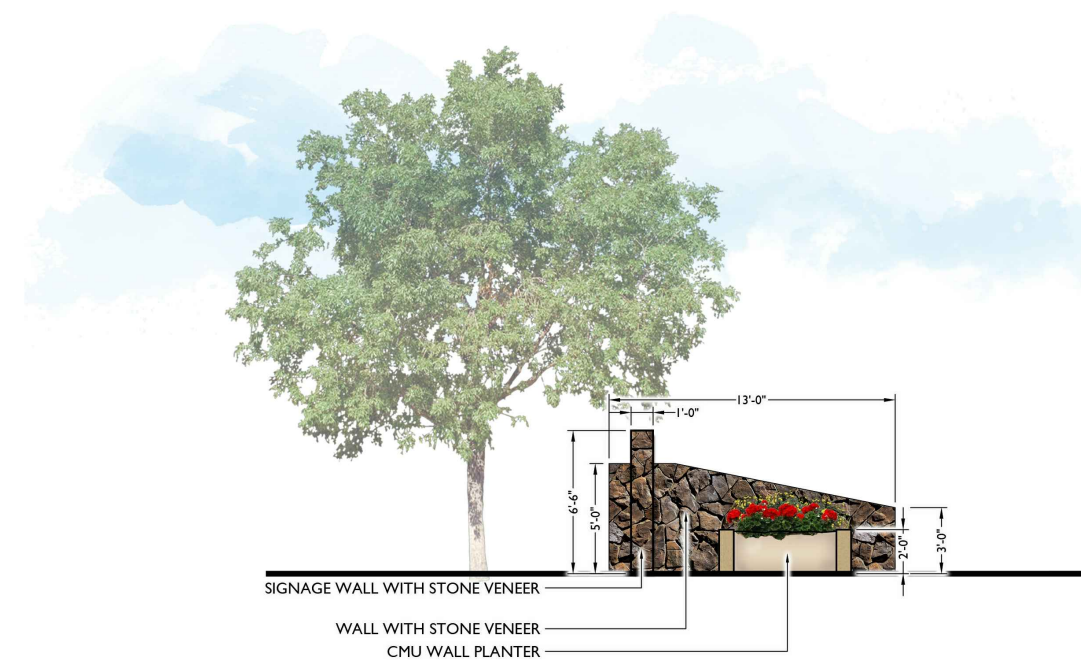
Scale: 1" = 10'-0"



3

CONCEPTUAL ENTRY MONUMENTATION ELEVATION

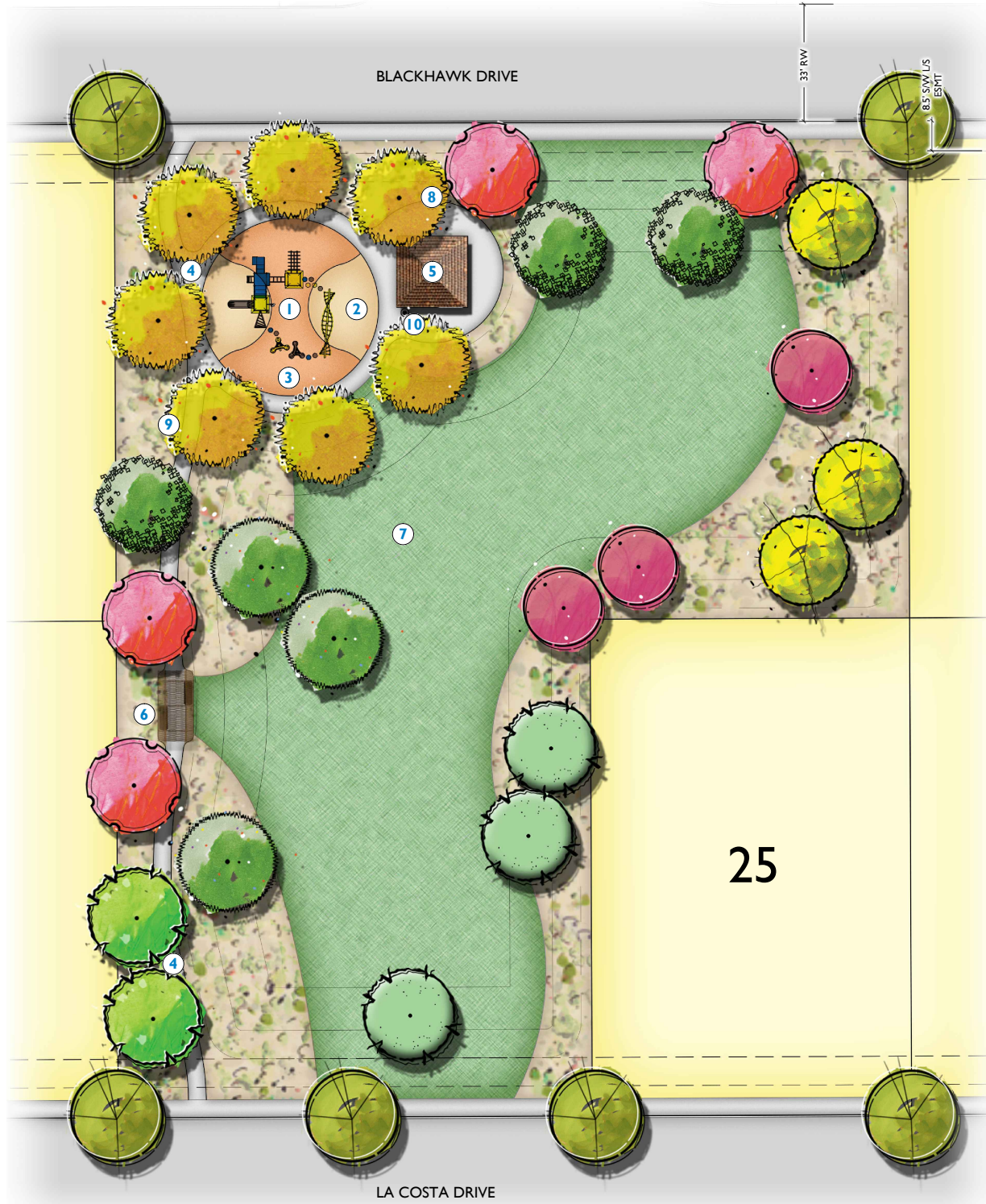
Scale: 1/4" = 1'-0"



4

CONCEPTUAL ENTRY MONUMENTATION SECTION

Scale: 1/4" = 1'-0"



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia farnesiana 'Sierra Sweet'	Podless Sweet Acacia	24" Box/2" Cal.
	Acacia salicina	Willow Acacia	24" Box/2" Cal.
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box/2" Cal.
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	Caesalpinia gilliesii	Yellow Bird of Paradise	5 Gal
	Dasyliroton wheeleri	Desert Spoon	5 Gal
	Dodonea viscosa	Hopbush	5 Gal
	Eremophila macuata 'Valentine'	'Valentine' Emu Bush	5 Gal
	Eremophila x Summertime Blue	'Summertime Blue' Emu Bush	5 Gal
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	Leucophyllum langmaniae 'Lynn's Legacy'	Lynn's Legacy Sage	5 Gal
	Leucophyllum zygophyllum 'Cimarron'	Cimarron Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
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	Penstemon eatoni	Firecracker Penstemon	1 Gal
	Penstemon parryi	Parry's Penstemon	1 Gal
	Ruellia peninsularis	Desert Ruellia	5 Gal
	Salvia greggii	Autumn Sage	5 Gal
	Senna nemophila	Desert Cassia	5 Gal
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	Tecoma x 'Orange Jubilee'	Orange Jubilee	5 Gal
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	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Dalea greggii	Trailing Indigo Bush	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Lantana montevidensis	Purple Trailing Lantana	1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Prostrate Rosemary	1 Gal
	Ruellia brittoniana 'Katie'	Katie Ruellia	1 Gal

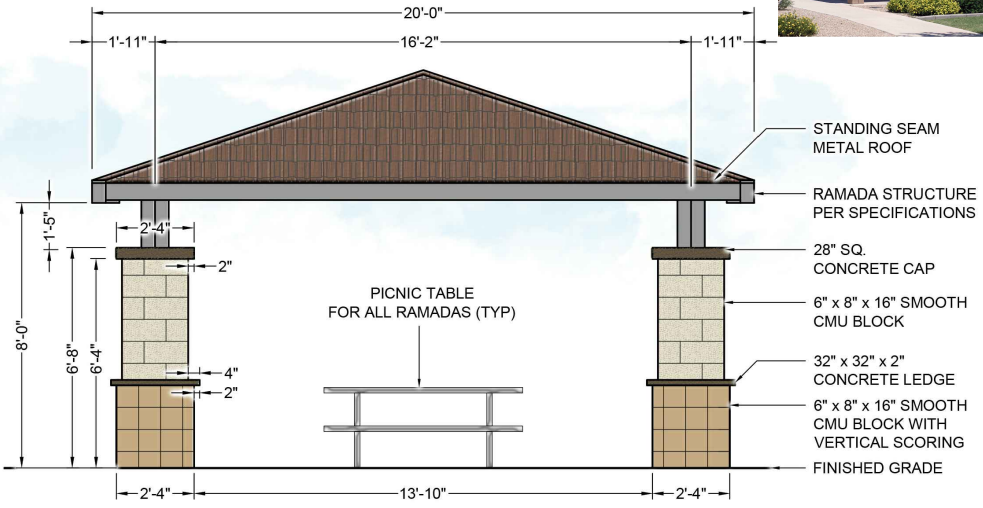
TURF		
	Cynodon dactylon 'Tifway 419'	Tifway 419 Sod
	Vegetative Groundcover with 5/8" Screened Decomposed Granite Table Mesa Brown or Equal, 2" Depth Min.	



MIRACLE MODEL #718-S112J

1 PLAYGROUND EQUIPMENT

GENERAL NOTES:
1. SHADE STRUCTURE FROM CLASSIC RECREATION, INC., 'DENVER' MODEL. FINAL COLORS AND MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.



2 RAMADA

Scale: 3/8" = 1' - 0"



PERGOLA AT MAIN AMENITY AREA BY POLYGON OR EQUAL



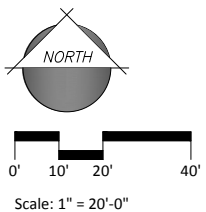
PERGOLA AT BASKETBALL COURT BY POLYGON OR EQUAL

3 PERGOLA STRUCTURES

NTS

KEYNOTES

- 1 TOT LOT
- 2 ENGINEERED WOOD FIBER PLAY SURFACE
- 3 POURED IN PLACE PLAY SURFACE
- 4 CONCRETE WALKWAY
- 5 20' X 20' RAMADA
- 6 PERGOLA SHADE STRUCTURE WITH LANDSCAPE BENCH
- 7 TURF
- 8 BIKE RACK
- 9 PET WASTE STATION
- 10 TRASH RECEPTACLE

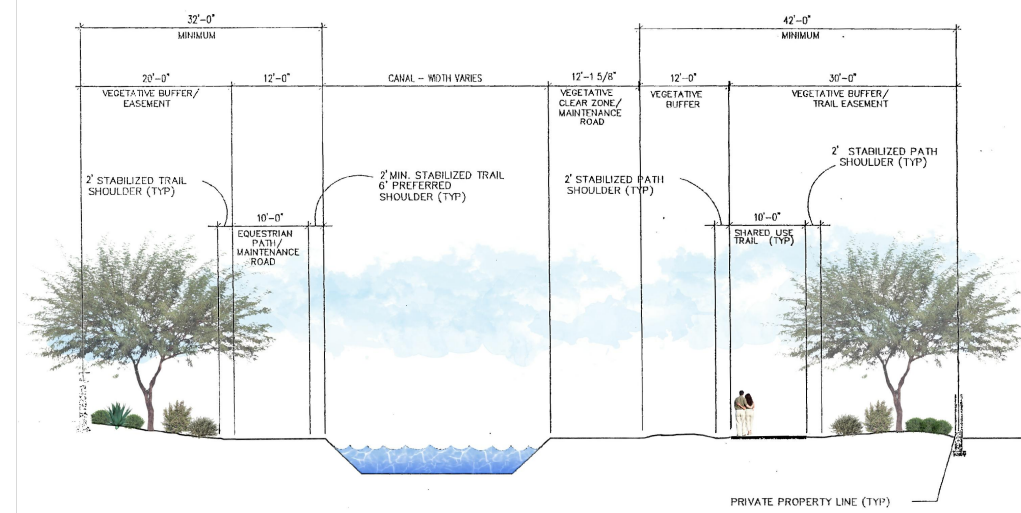




WALLS LEGEND

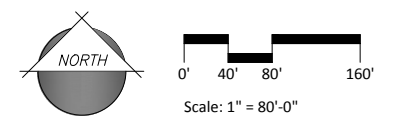
SYMBOL	ITEM
	DECORATIVE COLUMN 'TYPE A'
	DECORATIVE COLUMN 'TYPE B'
	MAILBOX
	PRIMARY THEME WALL
	SECONDARY THEME WALL
	PARTIAL VIEW WALL
	10' DECOMPOSED GRANITE MULTI-USE PATH
	4' DECOMPOSED GRANITE PATH
	5' CONCRETE SIDEWALK

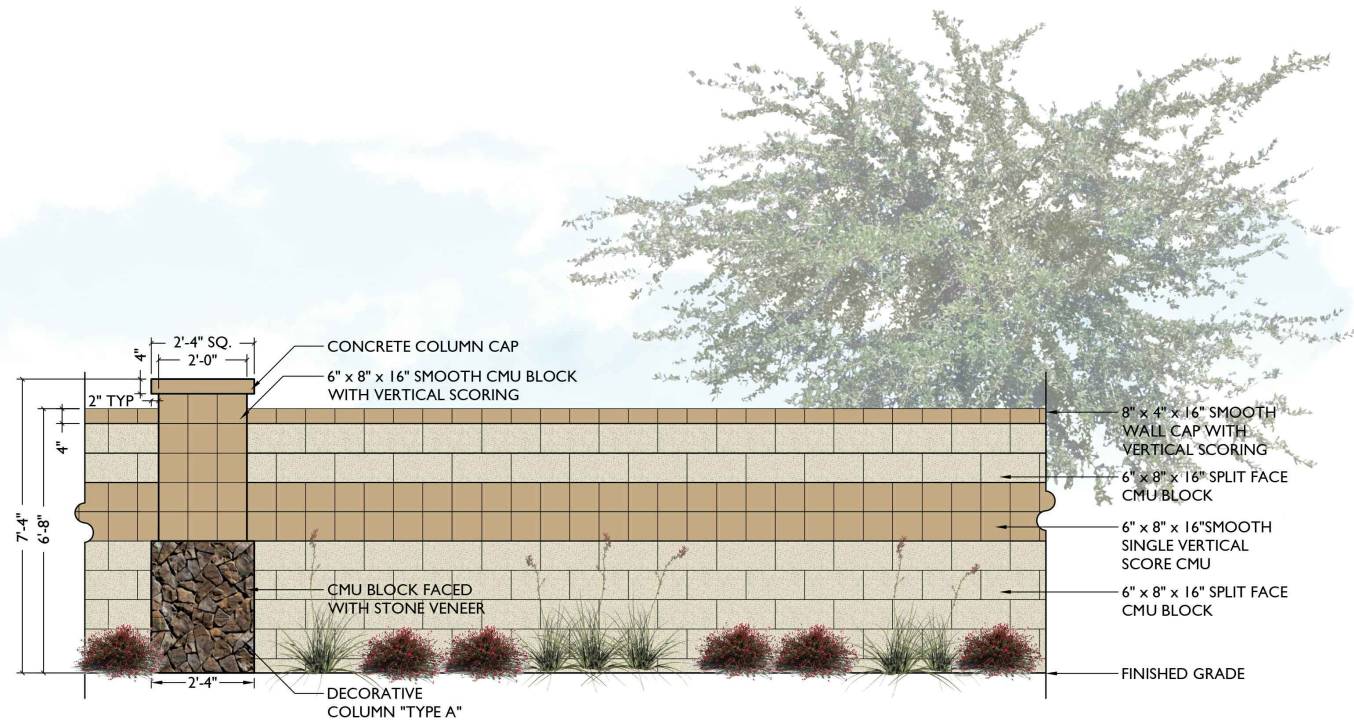
NOTE:
IF CANAL RUNS EAST/WEST, TRAIL WILL OCCUR ON SOUTH SIDE AND THE EQUESTRIAN MAINTENANCE ROAD WILL OCCUR ON THE NORTH SIDE OF THE CANAL.
IF CANAL RUNS NORTH/SOUTH, TRAIL WILL OCCUR ON EAST SIDE AND THE EQUESTRIAN MAINTENANCE ROAD WILL OCCUR ON THE WEST SIDE OF THE CANAL.



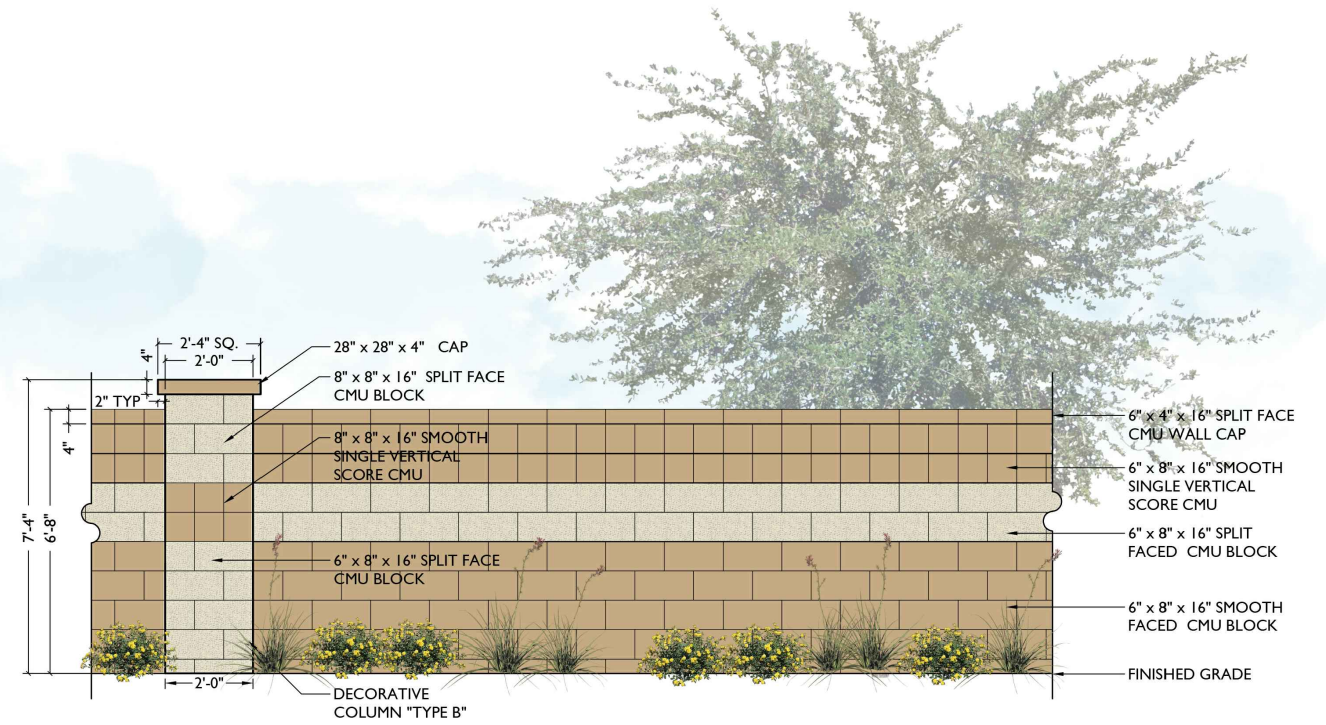
CENTRAL TRAIL CROSS SECTION AT CANAL

TOWN OF GILBERT STANDARD DETAIL TR-5
NTS





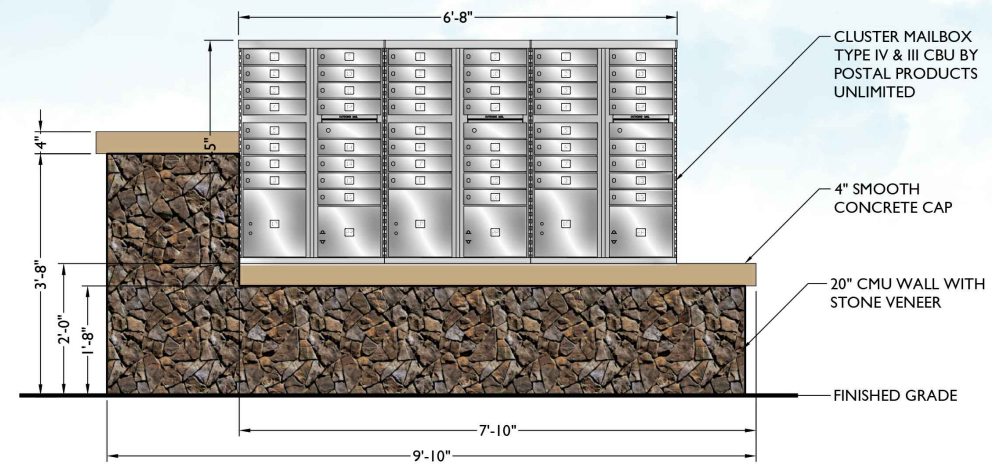
1 PRIMARY THEME WALL
Scale: 1/2" = 1' - 0"



2 SECONDARY THEME WALL
Scale: 1/2" = 1' - 0"



3 PARTIAL VIEW WALL
Scale: 1/2" = 1' - 0"



4 MAILBOX
Scale: 3/4" = 1' - 0"

LIGHTING LEGEND

SYMBOL	ITEM
U	Directional Up Light
P	Pedestrian Light
B	Bollard Light
R	Ramada Light

GENERAL NOTES:

1. Final photometrics and layout to be determined by an Electrical Engineer. See conceptual lighting details for additional information.





BOLLARD LIGHT
KIM LIGHTING
COMPACT BOLLARD MODEL CBLED

SPECIFICATIONS:

MATERIAL: DIE-CAST ALUMINUM
FINISH: DB-DARK BRONZE

*FINAL LAYOUT AND PHOTOMETRICS TO BE
DETERMINED BY ELECTRICAL ENGINEER



1 BOLLARD LIGHT
NTS

B



FLOOD ACCENT LIGHT
KIM LIGHTING
MICRO FLOOD LED MODEL EL218

SPECIFICATIONS:

MATERIAL: DIE-CAST ALUMINUM
FINISH: DB-DARK BRONZE

*FINAL PHOTOMETRICS AND LAYOUT TO BE
DETERMINED BY ELECTRICAL ENGINEER



2 UP / FLOOD LIGHT
NTS

U

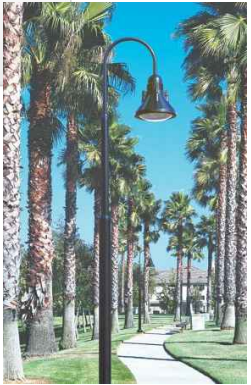


PEDESTRIAN LIGHT
KIM LIGHTING
17" ERA PICOEMITTER LED MODEL RA17

SPECIFICATIONS:

MATERIAL: DIE-CAST ALUMINUM
FINISH: DB-DARK BRONZE
ARM: POST TOP CROOK

*FINAL PHOTOMETRICS AND LAYOUT TO BE
DETERMINED BY ELECTRICAL ENGINEER



3 PEDESTRIAN LIGHT
NTS

P

MATERIALS & COLOR BOARD



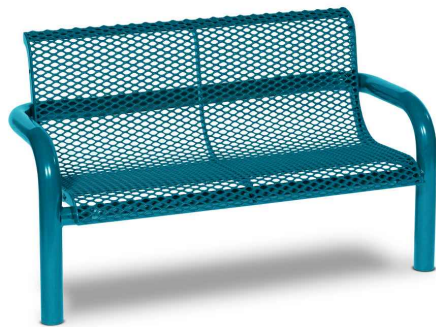
DOG WASTE STATION
Model JJB204 by Zero Waste USA
Color Green or Equal



TRASH RECEPTACLE
Model LR300P by Wabash Valley
Perforated Pattern, Color Dark Bronze or Equal



PICNIC TABLE
Prestige Series 46" Octagon Table by Wabash Valley, Perforated Pattern, Color Bronze or Equal



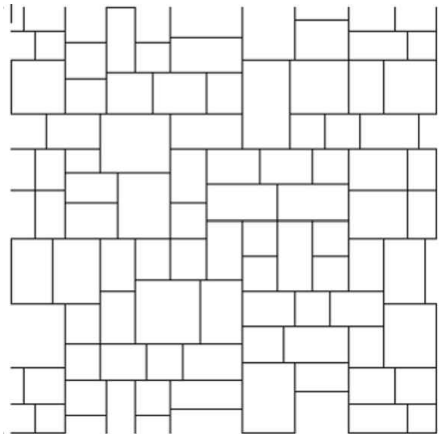
LANDSCAPE BENCH
6' Contemporary Series by Wabash Valley
Perforated Pattern, Color Dark Bronze or Equal



BIKE RACK
Serpentine Bike Loop by Wabash Valley
Color Dark Bronze or Equal



SHADE STRUCTURE
by Polygon, Santa Fe Model Or Equal



DECORATIVE VEHICULAR PAVING
Pattern



DECORATIVE VEHICULAR PAVING



CMU
Split Face By Superlite Block, Color Bone or Equal



CMU
Vertical Score By Superlite Block, Color Umber or Equal



STONE VENEER
Appalachian Fieldstone By Coronado Stone
Color Dakota Brown or Equal



DECOMPOSED GRANITE
Table Mesa Brown: 3/8" Screened (Landscape Areas) and 1/4" Minus (Paths) or Equal

Puri Farms

PAD Rezoning & Preliminary Plat NarrativeSouth of Riggs Road and 156th Street

Submitted: July 1, 2014

**Property Owner**

Dr. Hari Puri

3243 E. Wildwood Drive

Phoenix, AZ 85048

Tel: 510.427.6011

Contact: Dr. Hari Puri

Applicant

EPS Group, Inc.

2045 S Vineyard Ave, Suite 101

Mesa, AZ 85210

Tel: 480.503.2250

Contact: Drew Huseh, AICP

Introduction

The subject site that is contained in this request is located south of the Riggs Road and 156th Street intersection. This site consists of approximately 31 acres and is Maricopa County Tax Assessor Parcel Numbers (APNs) 304-85-011E; 001Q. This application submittal consists of two requests. The first is for a Rezoning from the current zoning classification of Single-Family-15 with a Planned Area Development Overlay (SF-15 PAD) to Single-Family-10 with a Planned Area Development Overlay (SF-10 PAD). The PAD overlay is to illustrate a residential development layout for 63 single-family residential lots and to provide public street section details for the internal local residential streets. The second request is for review and approval of a Preliminary Plat and Open Space Plan for 63 lots. The effect of these entitlement approvals is to allow for the development of a single-family residential development totaling 63 lots.

Project Data	
A.P.N.	304-85-011E; 001Q
Current Land Use	Vacant / Undeveloped
Existing General Plan Land Use Designation	Residential > 1-2 DU/Ac.
Current Zoning District	Single Family-15 PAD (SF-15 PAD)
Proposed Zoning District	Single Family-10 PAD (SF-10 PAD)
Gross Area	+/- 31.8 Acres
Net Area	+/- 31.8 Acres
Lot Size	90x140
Total No. Lots	63 Lots
Gross Density	1.98 DU/Acre
Open Space	+/- 8.66 Acres
Internal Streets	Public – defined as back-of-curb



Background

December 19, 2006

Town Council adopted A06-66 (Res. 1880) to annex the approximate 156.59 acre of land near Val Vista Drive and Riggs Road including this site.

February 7, 2007

The Planning Commission recommended approval of GP06-12 and Z06-97, The Reserves at Val Vista II

March 6, 2007

Town Council adopted Resolution No. 2749 changing the land use designation from Residential >0-1 DU/Acre to Residential >1-2 DU/Acre and Ordinance No. 1917 establishing Single Family-15 with PAD for The Reserves at Val Vista II.

July 11, 2007

The Planning Commission approved S07-04, the Preliminary Plat of The Reserves at Val Vista II.

As noted in the summary above, the Town of Gilbert most recently approved a Preliminary Plat to permit the development of a 42-lot subdivision, which has since expired. The property ownership has been proactively attempting to develop the property as originally approved, but the development plans are not feasible and as a result, all development plans have been terminated. In order to put this site to a contributing use and to enable the property to be developed as proposed by the development team, new entitlements must be approved. The proposed residential development will be a very positive addition that is in compliance with the intent and goals of the Santan Character Area.

Surrounding Land Uses

This development is uniquely located and isolated by existing single family residences and the RWCD Canal/Maricopa Floodway. The property is specifically located west of the RWCD Canal and Maricopa Floodway, south of Riggs Road, and north of the Santan Boulevard alignment. Surrounding uses to the west not yet within the Town of Gilbert include low density residential lots of one acre.

Surrounding Existing Use and Zoning Designations		
	Existing Use	Existing Zoning
North	Large-Lot Single Family Residences; and Undeveloped/Vacant RWCD Parcel	Maricopa County Rural-43; and Town of Gilbert SF-43 (RWCD Parcel)
East	RWCD Canal; Maricopa Floodway; and Adora Trails Subdivision	Town of Gilbert PF/I; (RWCD / Maricopa Floodway); and SF-7 PAD (Adora Trails)
South	20' RWCD Right-of-Way; and The Reserves at Val Vista Subdivision	SF-10 PAD
West	Large-Lot Single Family Residences	Maricopa County Rural-43

|



Land Use

The Town of Gilbert Land Use Map designates the site as Residential >1-2 du/ac and is located within the Santan Character Area. The Santan Character Area is a geographical area in the Town of Gilbert that was envisioned as a combination of rural residential development and suburban neighborhoods. The majority of the Santan area is planned for residential development ranging from 0-1 du/acre and 2-3.5 du/acre. The proposed residential development is in compliance with Residential >1-2 land use designation for the site and provides a housing opportunity between the 0-1 and 2-3.5 land use designations. **The proposed entitlement applications further supports the Santan Character guidelines and policies:**

- Will help to create a neighborhood with an identity that complements Gilbert's heritage.
- Makes use of a site that has limited access and not located on an arterial street frontage.
- Provides a suitable development and land use density adjacent to large lot residential lots and the existing RWCD canal.

Provide substantial buffering between different land uses and densities.

- Utilize distance separation, walls, drought tolerant landscaping and streets to buffer dissimilar land uses.
- Encourage agricultural themes within the buffer area for residential and commercial development.

Adapt canals, laterals, washes and floodways for recreation and trails.

- Utilize natural and manmade corridors for open space areas.

Plan an area-wide trail/pathway system.

- Provide links and access trails to equestrian and hiking areas.
- Promote a multi-use trail connection from the Santan Area to Santan Regional Park.
- Design corridors utilizing existing washes canals and arterials.
- Coordinate the trail system with neighboring communities.
- Locate private parks and open spaces with adequate access to trails and canals.

Puri Farms implements and is consistent with the Santan Character Area Plan and Residential>1-2 DU/Ac General Plan Land Use designation.

Development Plan

The size, scale and environment of the site is appropriate for a single-family residential development. The development plan has been designed to harmonize and work within the existing parameters and to minimize impacts and disturbances to adjacent land uses. Lot placement, street alignments and open space corridors have been designed to work efficiently and to provide compatibility to the surrounding area.



The development consists of 63 residential lots, which are minimum 90'x140', 12,600 sq. ft. The proposed lot sizes and areas exceed Town Land Development Code (LDC) requirements for the SF-10 zoning district. The overall gross density is 1.9 du/ac and is within the approved General Plan land use designation.

While an increase to the General Plan allowable density is not proposed, we recognize that we are decreasing the sizes of the lots while also adding 21 units to the development. This increase in unit count is necessary and is in compliance with the Town of Gilbert Land Use designation of 1-2 du/ac for the site. The originally approved 42-lot subdivision was designed to include on-lot retention, which was in compliance with Town policies at the time. However, Town subdivision drainage guidelines and requirements have changed and on-lot retention for the previously approved 42-lot development is no longer allowed. The 42-lot development plan is not practical. This is actually a good thing, because it has mitigated and eliminated the potential drainage impact on individual lots. Most significantly, it has provided the opportunity to incorporate more active and passive open space areas. This has resulted in more than 27% open space for the community, more than double what is required, but leaves significantly less area for the design of lots, which results in this approval request to reduce the lot size that was previously approved. With that being said, we recognize the unincorporated Maricopa County acreage properties to the west and north; and, therefore, incorporated significant open space buffers along the west and north perimeters. The proposed landscape setbacks and buffers provided are a significant upgrade from the previous approval that incorporated no open space openings with access to parks, trails and canals.

Development Standards

In the developed condition, Puri Farms will conform to the Town of Gilbert LDC standards for the Single Family-10 (SF-10) zoning district. No modifications to the LDC Zoning Development Standards are proposed. The Planned Area Development (PAD) overlay request is to illustrate and ensure the conformance to the development of 63 single-family residential lots and to provide a public street section detail for the internal local residential streets.

Circulation

The existing circulation system of the area supports a 63-lot single-family development at this location. Primary access into the development is provided from 156th Street (Coronado Road), which connects and intersects with Riggs Road to the north. A street cross section for 156th Street is detailed on the enclosed preliminary plat. This development will also connect with the Reserves at Val Vista development to the south for a secondary point of ingress/egress. As previously mentioned, a primary component of the Planned Area Development (PAD) overlay request is to provide a public street section detail for the internal residential local streets. All internal streets will be defined as a 33-foot back of curb to back-of-curb public right-of-way with an 8.5 foot landscape/sidewalk easement and an 8-foot P.U.E., which is in conformance with Town of Gilbert standards. A street cross section for the internal local residential streets is detailed on the enclosed preliminary plat.

|



Open Space and Trails

The open space plan for Puri Farms will provide approximately 8.66 acres (27%) of total open space, which is significantly more than the Santan Character Area Plan requirement of 10%. Two trail segments are proposed. A 32-foot trail section is proposed along the western edge of the RWCD canal which implements the Town's Central Trail, and a 5-foot internal trail has been incorporated along the north perimeter for overall neighborhood connectivity.

Generous open space is provided to meet the Santan Character Area Goal of a rural appearance in the form of large landscape setbacks and buffers. Open space and entry monumentation at the entry provides an attractive sense of arrival and pleasant landscape streetscape into the neighborhood. Interior open space includes active and passive play areas that are connected to the trail system within the development. The open space included in this project will be reviewed and approved by the Design Review Board as this development is greater than 20 acres.

Public Utilities and Services

These Rezoning and Preliminary Plat requests will not adversely affect the ability of the Town to provide municipal services. Similarly, these requests will not have an adverse effect on existing or future public and private open space, recreation, schools or library facilities. The following list identifies public services and the provider for Puri Farms:

Water	Town of Gilbert
Sewer	Town of Gilbert
Electric	Salt River Project
Gas	Southwest Gas Company
Telephone	CenturyLink / Cox Communications
Cable Television	CenturyLink / Cox Communications
Police Protection	Town of Gilbert
Fire/Ambulance	Town of Gilbert
Solid Waste	Town of Gilbert
School District	Chandler Unified School District

Roosevelt Water Conservation District

A meeting with Roosevelt Water Conservation District (RWCD) is scheduled for July 10, 2014. The purpose of the meeting will be to discuss the relationship of the existing RWCD right-of-way along the south boundary and the existing private irrigation ditches and easements within the site. The existing irrigation easements on the site provide irrigation water to the existing large lot residences to the west and north. ***Puri Farms will not eliminate irrigation water services to any adjacent residential property owners.*** The enclosed preliminary plat identifies two locations where irrigation services will be routed through the development. A 20' irrigation easement is located along the south boundary of the site to ensure irrigation service is maintained to property owners adjacent to west, while an irrigation easement is provided along the north to maintain irrigation services for property owners adjacent to the north. A meeting summary with RWCD will be submitted under separate cover.



Infrastructure

Puri Farms will connect to an existing 12" water main at the intersection of Riggs Road and 156th Street, and extend an 8" water main to the development. A looped water system west to Val Vista Drive will be required. To do this, a 12" water line extension south from Riggs Road will be required. If construction of this development and the adjacent proposed Reserves at Val Vista development cannot proceed at the same time, whichever development is constructed first will be required to provide a looped water system. The onsite water system will require an 8" line size. The onsite line sizes will be designed to maintain adequate operating pressures and flows to serve both the firefighting and domestic water needs for the development.

Sewer Service will connect to an existing 18" main at the intersection of Riggs Road and 156th Street, and extend an 8" main from the intersection to the development. This service area is designated and improvements made in accordance to the sewer study for the West Santan Area of the Town of Gilbert. The onsite sewer will require an 8" line size.

Maintenance of Streets and Common Areas

A Homeowner's Association (HOA) will be created to own, manage, and maintain all common areas and open space facilities. In addition to these tracts, the HOA will assume the maintenance responsibility for landscaping within the public right of way. All streets will be constructed in accordance with the Town of Gilbert minimum standards, and the Town will be responsible for maintenance of the public streets. All landscaped tracts, open space, retention areas and trail systems will be built and maintained by a homeowners' association. All streets within the development will be public.

Residential Architecture

Building elevations and floor plans have not been provided at this time as the project is in the preliminary design phase. Final architectural elevations, floor plans and details will be provided for the Town's consideration and Design Review action prior to a request for building permits for any of the residential units. Building architecture will be consistent with the Town's Residential Architectural Design Guidelines.

Public Participation

A neighborhood meeting was conducted on Tuesday, June 3, 2014 at the Chandler Public Library Basha Branch. The purpose of the meeting was to provide a means for the surrounding neighbors and homeowners associations to review preliminary development proposals and for the applicant to solicit input and exchange information about the proposed development. All required mailing notifications, a meeting summary and list of attendees is included in this application.



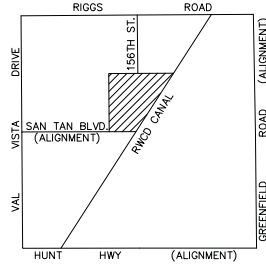
Conclusion

The approval of the PAD Rezoning and Preliminary Plat will put this site to a contributing use and initiate development of a single-family residential subdivision totaling 63 lots that is in compliance with the Town's land use designation for the site. This proposed development provides an opportunity for the Town to increase compatible single-family residential development to the area. We respectfully request approval from the Town of Gilbert for the requested PAD Rezoning and Preliminary Plat application submittals.



CONCEPTUAL DEVELOPMENT PLAN
FOR
THE RESERVES AT VAL VISTA II

A Portion of the North Half of Section 33, Township 2 South, Range 6 East of the Gila
& Salt River Base & Meridian, Maricopa County, Arizona



VICINITY MAP



PLANNER/ ENGINEER

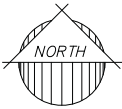
EPS GROUP INC.
2150-I S. COUNTRY CLUB DR. STE 22
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258

DEVELOPER/ OWNER

DR. HARI PURI
I PURI COURT
PLEASANTON, CA 94588
TEL: (510) 427-6011
FAX: (925) 484-3769

LOT MATRIX		
Lot Numbers	Min Lot Dimensions	
1-3	125 x 190	
4-8, 16-33	120 x 190	
9-15	130 x 190	
34-42	120 x 168	

THE RESERVES AT VAL VISTA II DEVELOPMENT DATA								
Proposed Land Use	Acres		General Plan Classification		Zoning Districts			
	Gross	Net	Current	Proposed	Current	Proposed		
Residential	31.84	31.84	Residential > 0-1 DU/ac	Residential > 1-2 DU/ac	County Rural-43	SF-15 PAD		
Min. Lot Width	Min. Lot Depth	Min. Lot Area	Minimum Setback		No. of Lots	Gross Density	Open Space Landscape Area	
120'	160'	20,000 sq.ft.	30'	10'/20' Min. bldg separation 30'	30'	42	1.32 DU/ac	5.41 AC. 17% of Net Area



180 0 180 360
scale feet

Z14-08 / S14-08

Attachment 8: Past Development Plan for The Reserves at Val Vista II

August 6, 2014



THE RESERVES AT VAL VISTA II

CONCEPTUAL DEVELOPMENT PLAN

Project:

Revisions:

NOVEMBER 13, 2004 - PAD REZONING SUBMITTAL

CALL TWO WORKING DAYS BEFORE YOU DR.
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Designer: APH
Drawn by: APH

Job No.
06-008

Sheet No.
1
of 1